

Kitchen / Lounge / Diner
14'7" x 22'3"

Bedroom
9'8" x 15'5"

Bedroom
9'1" x 15'5"

Bathroom
5'6" x 6'4"

Total Area: 67.2 m² ... 724 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



EASTWOOD CLOSE, SOUTH WOODFORD Offers In Excess Of £400,000 Leasehold 2 Bed Apartment



Features:

- Top Floor Apartment
- Two Double Bedrooms
- Newly Refurbished
- Open Plan Living Space
- Amenities On Your Doorstep
- 2minutes to South Woodford Station
- Beautifully Presented
- 200 Year Lease & Chain Free

A fantastic two double bedroom apartment on the top floor of a modern development, moments from South Woodford station. With over 700 square foot of bright and airy living space, it's superbly finished and ready to move into right away.

You'll be in an enviable spot in leafy South Woodford. George Lane is almost on your doorstep, with a choice of supermarkets, bars and other amenities. Plus your commute to the City could be as little as half an hour door to door.

REQUEST A VIEWING
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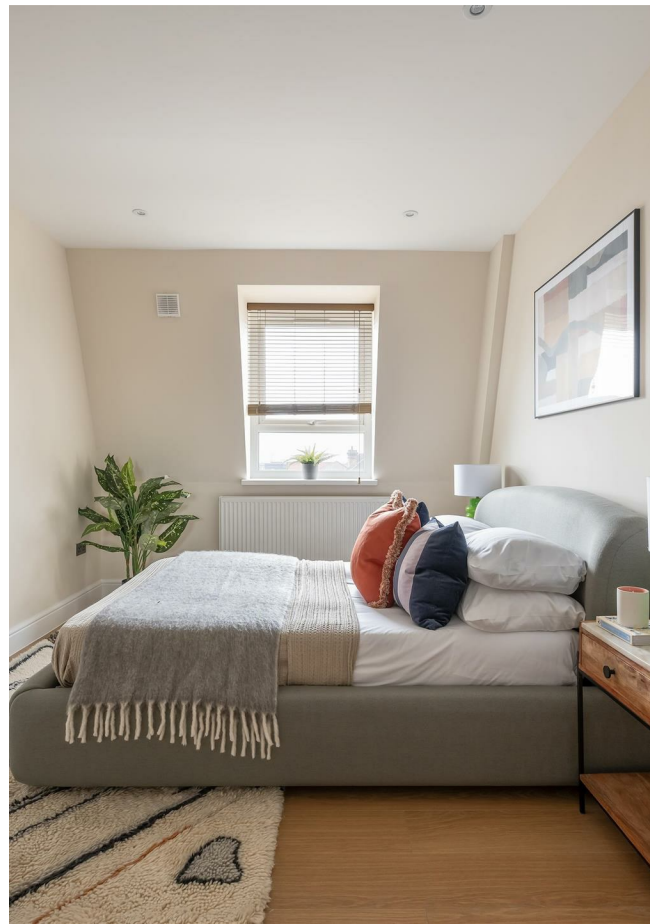
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IF YOU LIVED HERE...

Head up to the third floor and into your spacious hallway, with handy built in storage, then turn left into your fantastic 265 square foot kitchen, lounge and diner. Your stylish kitchen units are tucked neatly into one corner, with the added bonus of a two seater breakfast bar, leaving the rest of the space to arrange as you prefer. Pine toned engineered flooring lies underfoot here as throughout, and there's bespoke storage next to one of the two double glazed windows.

Your first bedroom is a great size at 155 square feet, with recessed lighting above. Bedroom two is only a little smaller, with 140 square foot of restful space. Your bathroom is just as finely finished as the rest of the apartment, with a traditional white suite, heated towel rail, and geometric tiling underfoot. Sage green panelling enhances the walls and the side of the tub.

It's barely four minutes on foot to South Woodford station for the Central Line, taking you to Stratford in just under ten minutes,

and Liverpool Street in twenty. All your amenities sit around the station. If you're driving you'll find the North Circular close at hand. As for green spaces, the ancient woodlands of Epping Forest are under a mile away and ready to explore. Venture for miles here, and you'll forget you're in London.

WHAT ELSE?

- Your new local is The George, with a sunlit terrace where you can enjoy a fantastic range of real ales.
- The fabulous Art Deco Odeon South Woodford is five minutes' stroll away, whenever you need that big screen experience.
- Fans of Japanese food will be delighted to discover Sakura nearby, with a delicious range of bao buns.



A WORD FROM THE EXPERT...

"South Woodford was home for the first 25 years of my life. As I get older, I realise how lucky I am to have grown up here, an area with such fantastic schools, amenities and green space. George Lane is the main hub, where you'll find the Central line station, as well as a great selection of supermarkets — M&S, Sainsburys, Waitrose and a Co-op. On top of this, is a fantastic choice of bars, pubs and restaurants, as well as an Odeon Cinema, library and gym. You really do have everything on your doorstep. Personal favourites for food include the Japanese takeaway Sakura, and newly opened independent cafe Bobo & Wild. South Woodford boasts a great stock of Victorian/ Edwardian family homes, as well as newer purpose-built blocks of flats and conversions, so attracts families and young professionals. It has great transport connections to the City and Canary Wharf, and with Epping Forest on your doorstep, it's got the perfect balance of everything you need. My favourite local spots for walking are the Hollow Ponds, and the tucked away Elmhurst Gardens, with its two tennis courts. The nearby Woodford Dog Park is also a favourite, where both dog and owner meet up with their regular pals! All round, it's a great place to call home."

BEN CHARLETON
E18 ASSISTANT MANAGER

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